



Price \$248,000  
 Status ACTIVE Subject to SOBP?  
 Escape Clause  
 Conditions

MLS # 201726753  
 PID # 05029269 PID #2  
 PID #3 PID #4  
 I H M

Address 14053 Highway 1 AAN#  
 Community Wilmot NS BOP 1W0  
 Type Single Family Style 2 Storey

Legal Desc  
 Waterfront No  
 Water Frontage  
 Water Meas/Units /  
 Water Access/View  
 Lot Size 3+- acres / Acres  
 Square Footage (MLA) 4,000  
 Total Fin SqFt (TLA) 4,000  
 Building Dimensions 54 x 10 x 21 x 20 x 75 x 26  
 Road Public

District Annapolis County  
 Sub-District V3  
 Zoning Nil Occupancy Owner  
 Elementary  
 Middle/Jr  
 High  
 Fr Imm Elem  
 Fr Imm Mid  
 Fr Imm High  
 Other

[Schedule a Showing](#)  
 List Date 10/27/2017  
 Acceptance Date Firm Date  
 Closing Date  
 Possession 30 days

Showing Instructions Contact LBO

Instructions to Members

Directions to Property Take Highway 101 to Exit 17. Head west on Highway 1 to civic number 14053 Highway 1, Wilmot.

Inclusions Commercial kitchen, fridge and stove  
 Exclusions  
 Farm Type Hobby  
 Property Size 3 to 9.99 Acres  
 Land Features Cleared, Level  
 Farm Features  
 Comm Golf Course, Park, Public Transit, Recreation Center, School Bus Service

Heat/Cool Baseboard  
 Fuel Type Oil, Wood  
 Garage Detached, Single  
 Water Drilled Well, Other  
 Sewage Septic  
 Utilities Cable, Electricity, High Speed Internet,  
 Rental Equip. Propane Tank  
 Soil  
 Structures Barn

Exterior Wood Siding  
 Driveway/Pkg Double  
 Basement Full, Undeveloped  
 Foundation Concrete, Stone  
 Features  
 Roof Asphalt Shingle  
 Flooring Ceramic, Softwood, Vinyl  
 Appliances  
 Doc on File

Property Overview 3+- ACRE FARMHOUSE IN WILMOT Large home on 3+- acres. Well updated but still requiring some finishing. Fabulous kitchen with commercial appliances, walk-in pantry, 17 x 30 great room, 5 bedrooms, 2 baths, home office and a self-contained one bedroom apartment. There is also a separate one bedroom smaller home. Both apartment and rental home bring in good income. Outbuildings included an older barn and a spacious workshop with garage.

AG Bedrm 5 BG Bdrm 0 # Bdrm 5  
 F Baths 2 H Baths 0 T Baths 2  
 Master On Main Floor?  
 Building Age 100 Yr Built 1917  
 Year Built Unknown

HST  
 PDS Yes Sign No  
 Lockbox No Lbox Location  
 Migrated Yes Int. Photos Allowed Yes  
 Title to Land Freehold

Garage Yes  
 Details Single, detached  
 Parking Details

Floor	Room	Size
Main Floor	Bath 1	6.8 x 4.1
Main Floor	Mud Room	8.8 x 8.8
Main Floor	OTHER	Great Room 17 x 30
Main Floor	Den/Office	19.2 x 9.2
Main Floor	Kitchen	20.4 x 21.3
Main Floor	OTHER	Pantry 9.4 x 7.6
2nd Level	Laundry	16.2 x 11.10

Floor	Room	Size
2nd Level	Ensuite Bath 1	12.8 x 11.1
2nd Level	Master Bedroom	20.4 x 21
2nd Level	OTHER	Hall 11.1 x 4.1
2nd Level	Bedroom	12.8 x 9.10
2nd Level	Bedroom	18.6 x 9
2nd Level	Bedroom	17 x 15
2nd Level	Bedroom	14.6 x 9.7

Floor	Room	Size

Workable Acres Treed Acres Fenced Acres Approx Total Acres  
 Pasture Acres Waste Acres Tilled Acres

#	Barn Type	Dimensions	Capacity	#	Barn Type	Dimensions	Capacity
1				3			
2				4			

Betterment Charges  
 Seller 1 Name Alexandra Beaton Seller 2 Name John Beaton  
 Listing Office MBA Country Real Estate Brokers - Toll: +1 800-711-5556 Listing Member Richard Matheson  
 Selling Office Selling Member

Selling Price Acceptance Date Firm Date Closing Date Co-Opg Brkr Comp 2%

All information displayed is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.